



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Nov 29, 2021 02:01 PM Fee: \$42.00

STATE OF TEXAS  
COUNTY OF TRAVIS

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE **2021261184**  
for  
MCKINNEY PARK EAST (AUSTIN) HOMEOWNERS' ASSOCIATION, INC. \*Electronically Recorded\*

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: McKinney Park East (Austin) Homeowners' Association, Inc.
2. Name of project or subdivision: McKinney Park
3. Recording data for subdivision: See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: Goodwin Management, Inc.  
Mailing address: 11950 Jollyville Road, Austin, TX 78759  
Phone number: 855-289-6007  
Email address: info@goodwintx.com

6. Association website: [www.goodwintx.com](http://www.goodwintx.com)
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale Certificate:	\$375	Resale Certificate Update	\$75
Service Fee	\$30	Compliance Inspection Fee:	\$120
Transfer Fee:	\$275		
Community Enhancement Fee:	\$100 or 0.15% of the sales price, whichever is greater to both buyer and seller.		

**Please plan ahead when ordering a resale certificate or update**, by law the association has **10 business days** to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This is a fee not related to transfer of a lot but related to providing a service at an accelerated rate over and above that required by law. Any rush fee will not exceed \$300 for 1-day rush; \$200 for 3-day rush; \$100 for 5-day rush.

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

McKinney Park East (Austin) Homeowners' Association,  
Inc.

By 

Printed name Jim Smitherman

Title: Officer OR Managing agent (circle one)

Date 11.29.21

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on November 29,  
20 21 by Jim Smitherman in the above stated capacity.

Notary signature Ellen Stronach

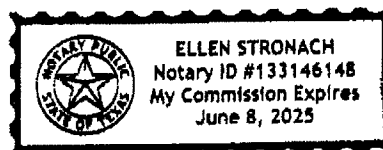
Notary Public for the State of Texas

Printed name of notary Ellen Stronach

My commission expires 6-8-25

After recording, please return to:

Niemann & Heyer LLP  
1122 Colorado, Suite 313  
Austin, TX 78701



## Exhibit A

Declaration, Supplements, and Amendments  
(all in the Official Public Records of Travis County, Texas)

Document Title	Instrument Number
Declaration of Covenants, Conditions, and Restrictions for McKinney Park East	2002199012
Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities	2004025225
First Supplement to Declaration of Covenants, Conditions, and Restrictions McKinney Park East Annexation of Sheldon 230, Section 2 Phase 2 and Sheldon 230, Section 2 Phase 1	2004042659
First Supplement to Declaration of Covenants, Conditions, and Restrictions McKinney Park East Annexation of McKinney Park East, Section 2	2004233932
Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities	2005175899
Second Supplement to Declaration of Covenants, Conditions, and Restrictions (Amending McKinney Park East Section 2 form First Supplement to Declaration of Covenants, Conditions, and Restrictions dated December 20, 2004 under Document Number 2004233932)	2006031991
Third Supplement to Declaration of Covenants, Conditions, and Restrictions McKinney Park East Annexation of McKinney Park East, Section 3	2006031992
Fourth Supplement to Declaration of Covenants, Conditions, and Restrictions McKinney Park East Annexation of Sheldon 230, Section 1 Phase 1 and Section 1 Phase 2	2006035846
Fifth Supplement to Declaration of Covenants, Conditions, and Restrictions McKinney Park East, Annexation of Sheldon 230, Section 2 Phase 3	2006071323
Sixth Supplement to Declaration of Covenants, Conditions, and Restrictions	2007046683

McKinney Park East, Annexation of Sheldon 230, Section 1 Phase 3	
Seventh Supplement to Declaration of Covenants, Conditions, and Restrictions McKinney Park East, Annexation of Sheldon 230, Section 2 Phases 8A and 8B	2007178230
Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities	2008028000
First Amendment to Declaration of Covenants, Conditions, and Restrictions for McKinney Park East	2008112941
Eighth Supplement to Declaration of Covenants, Conditions, and Restrictions McKinney Park East, Annexation of Sheldon 230, Section 2 Phase 4	2009076081
Second Amendment to Declaration of Covenants, Conditions, and Restrictions McKinney Park East	2010121731
Ninth Supplement to Declaration of Covenants, Conditions, and Restrictions McKinney Park East, Annexation of Sheldon 230, Section 2 Phase 5; Sheldon 230, Section 2 Phase 6; Sheldon 230, Section 2 Phase 7; and Sheldon 230, Section 1, Phase 4	2010121732
Second Amendment to Declaration of Covenants, Conditions, and Restrictions for McKinney Park East	2010194380

## Plats

(all in the Official Public Records of Travis County, Texas)

Subdivision Name	Document Number
McKinney Park East Section 2	200300068
McKinney Park East Section 3	2003158517 & 200500149
Sheldon 230 Section 2 Phase 1 and Section 2 Phase 2	200400089
Sheldon 230 Section 1 Phase 1	200500225
Sheldon 230 Section 1 Phase 2	200600033
Sheldon 230 Section 2 Phase 3	200600102
Sheldon 230 Section 1 Phase 3	200700032
Sheldon 230 Section 2 Phase 8A	200700227
Sheldon 230 Section 2 Phase 8B	200700228
Sheldon 230 Section 2 Phase 4	200900065
Sheldon 230 Section 2 Phase 5	201000099
Sheldon 230 Section 2 Phase 7	201100073
Sheldon 230 Section 2 Phase 6	201100074

Sheldon 230 Section 1 Phase 4	201100075
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